

Park East Block 4W
Pre-Submittal Meeting March 15, 2006
Official Notice 6152

Mr. Craig Dillmann emphasized the major areas of the RFP and then entertained questions asked below.

Mr. Dennis Stefanik from MMSD provided the following details regarding the MMSD facilities located within Lot 2 of Block 4W.

Permanent MMSD Collector System Easement for NS-9 takes sewer outfalls to the river and collects them in this area, runs them through and drops them down into the deep tunnel. The corner of Old World Third Street and McKinley has a trash rack. Everything goes through there so we're not getting a lot of things dumped on into the tunnel. This is a large structure. There has to be access for a crane to this structure probably once or twice a year. There are charcoal filters in this structure so there shouldn't be any odor problems. From the trash rack there is a connecting tunnel that forms a vortex. There is a crossback area adjacent to the alley between Lots 1 and 2 with a shaft that drops down 300 ft. That connecting tunnel is about 20 ft. in height and it's down 47 ft. MMSD has allowed people to build over these things so perhaps the connecting tunnel can be straddled. After the storm water drops 300 ft., it runs at a diagonal where it connects to the tunnel. There's a short segment where there is another manhole where there is burp in the tunnel so there's a place for that air to be released. That manhole connects horizontally at a fairly shallow depth of about 12 ft. This area can be parked over and paved as long as the shafts and the manholes are accessible. If there were any change in grade or elevation to the trash rack area, lowering or raising that would be extremely expensive. The manholes themselves can probably be adjusted to match the grade you have. After the connecting tunnel between the burp shaft and the main drop shaft that's about 12 ft. and can probably be straddled. These facilities are not the entire width of the easement so there is room for play. The shaft on Old World Third Street is down 250 ft.

Q. – Is there an odor from the burp shaft?

A. - The burp shaft is buried so there is no odor.

Q. – How was price determined for the alley area between Lots 2 and 3?

A. – It was valued from the standpoint that the alley as well as Lots 2 and 3 were viewed as a whole. Although the utility to Lot 2 is significantly diminished due to the MMSD facilities, the idea of having additional land area with Lot 3 would seem to be an advantage. The Redevelopment Plan Amendment states Lot 2 can be used as public space or kiosks. There is ability to use it on a limited basis.

Q. – Can only alley area that's between Lots 2 & 3 be purchased?

A. – It will be looked at on a case-by-case basis. Because Lots 2 & 3 are being sold together it might be that someone is more interested in acquiring the alley between them. It would require City of Milwaukee approval to eliminate the other alley areas.